



FORECLOSURE HOT SPOTS IN MARYLAND

SECOND QUARTER 2022

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND ECONOMIC RESEARCH OFFICE

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FORECLOSURE HOT SPOTS

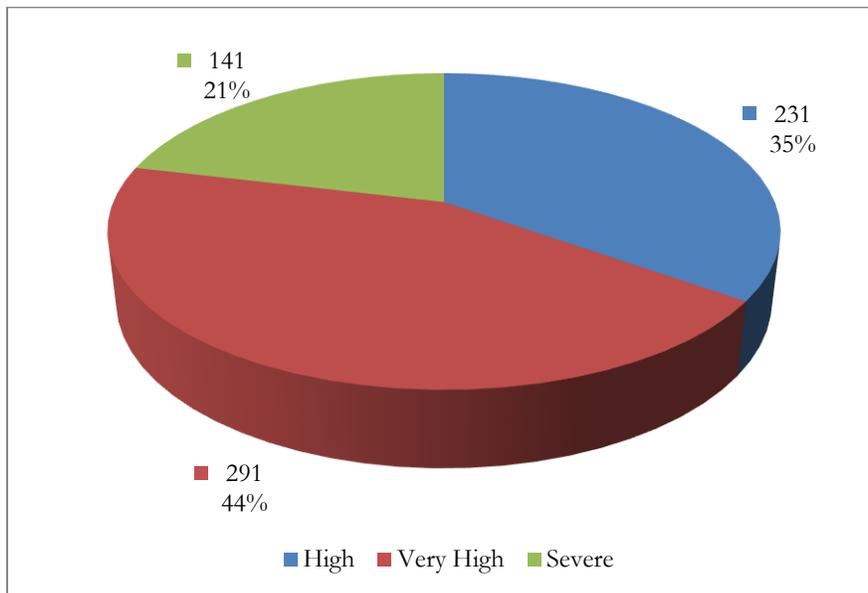
A foreclosure *hot spot* is defined as a community that had more than 10 foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community’s foreclosure rate exceeds or falls short of the state average foreclosure rate.

For example, the Hamilton community in Baltimore City (zip code 21214) recorded a total of 11 foreclosure events in the second quarter, resulting in a foreclosure rate of 537 homeowner households per foreclosure and a corresponding foreclosure index of 194. As a result, the foreclosure concentration in Hamilton is 94 percent above the state average index of 100.

Overall, a total of 663 foreclosure events—accounting for 46.2 percent of all foreclosures in the second quarter—occurred in 37 hot spot communities across Maryland.

These communities recorded an average foreclosure rate of 486 homeowner households per foreclosure and an average foreclosure index of 215. Hot spots communities are further grouped into three broad categories: “high,” “very high,” and “severe” (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
SECOND QUARTER 2022



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

- *High* foreclosure communities post foreclosure indices that fall between 100 and 200. There were 231 high foreclosure events recorded across 15 communities, representing 40.5 percent of foreclosures across all hot spots and 2.9 percent of foreclosures statewide (Table 1, Chart 2). These communities had an average foreclosure rate of 685 and an average foreclosure index of 152.
- The *very high* group includes jurisdictions that post foreclosure indices between 200 and 300. Locations with a very high foreclosure recorded 291 events in 15 communities, representing 40.5 percent of foreclosures across all hot spots and 2.9 percent of foreclosures statewide (Table 1, Chart 2). These communities had an average foreclosure rate of 427 and an average foreclosure index of 244.
- The *severe* foreclosure group consists of communities with foreclosure indices above 300. Seven severe foreclosure communities recorded 141 foreclosure events, representing, 18.9 percent of foreclosures across all hot spots and 1.3 percent of foreclosures in Maryland. (Table 1, Chart 2). Severe foreclosures had an average rate of 281 and an average index of 372.

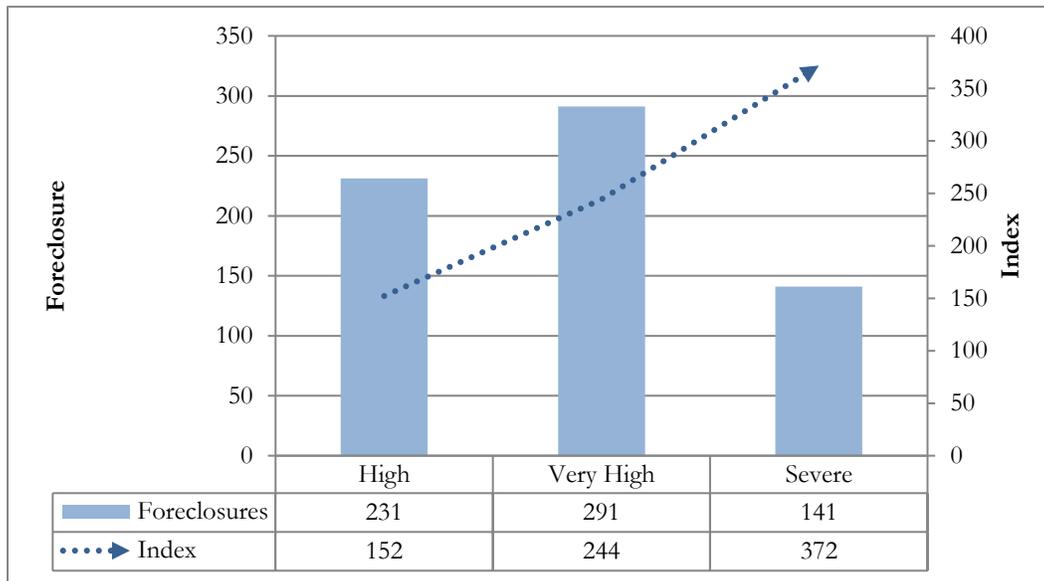
Characteristics of Foreclosure Hot Spots in Maryland

Table 1. Foreclosure Events in Maryland and U.S.

Category	High	Very High	Severe	<i>All Hot Spots Communities</i>
Number of Communities	15	15	7	37
% of <i>Hot Spots</i> Communities	40.5%	40.5%	18.9%	100.0%
% of <i>All</i> Communities	2.9%	2.9%	1.3%	7.1%
Foreclosures	231	291	141	663
% of <i>Hot Spots</i> Communities	34.9%	43.9%	21.3%	100.0%
% of <i>All</i> Communities	16.1%	20.3%	9.8%	46.2%
Average Foreclosure Rate	685	427	281	486
Average Foreclosure Index	152	244	372	215
Number of Households	158,393	124,242	39,546	322,181
% of <i>Hot Spots</i> Communities	49.2%	38.6%	12.3%	100.0%
% of <i>All</i> Communities	10.6%	8.3%	2.6%	21.5%

Source: RealtyTrac and DHCD, Office of Research

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
SECOND QUARTER 2022



Source: RealtyTrac and DHCD, Housing and Economic Research Office

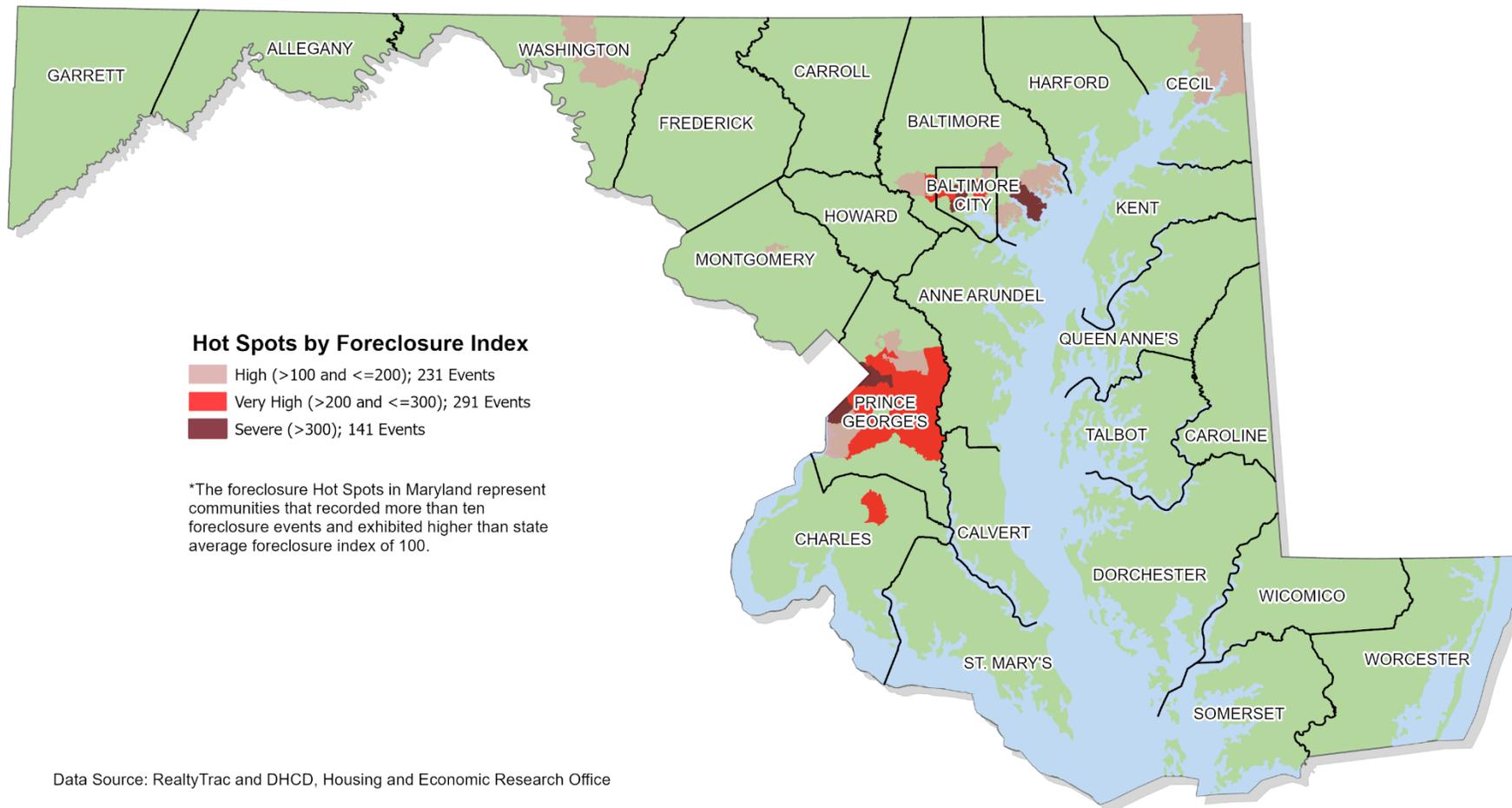
Table 2. Foreclosure Hot Spots
Second Quarter 2022

Jurisdiction	Zip	Foreclosures		Rate	Index	Households
	Codes	Events	Percent			
High Foreclosures						
Baltimore	4	63	27.2%	784	768	49,195
Baltimore City	4	58	25.2%	612	618	35,719
Cecil	1	16	6.9%	749	749	11,985
Montgomery	1	11	4.8%	737	737	8,109
Prince George's	4	66	28.6%	602	608	39,699
Washington	1	17	7.4%	805	805	13,686
Maryland	15	231	100.0%	685	152	158,393
Very High Foreclosures						
Baltimore	1	17	5.7%	508	508	8,409
Baltimore City	5	84	29.0%	462	460	39,056
Charles	1	12	4.1%	482	482	5,789
Prince George's	8	178	61.2%	399	405	70,988
Maryland	15	291	100.0%	427	244	124,242
Severe Foreclosures						
Baltimore	1	29	20.6%	345	345	10,009
Baltimore City	2	35	24.8%	262	269	9,178
Prince George's	4	77	54.6%	265	270	20,359
Maryland	7	141	100.0%	281	372	39,546

Source: RealtyTrac and DHCD, Office of Research

Foreclosure Hot Spots in Maryland

Second Quarter 2022



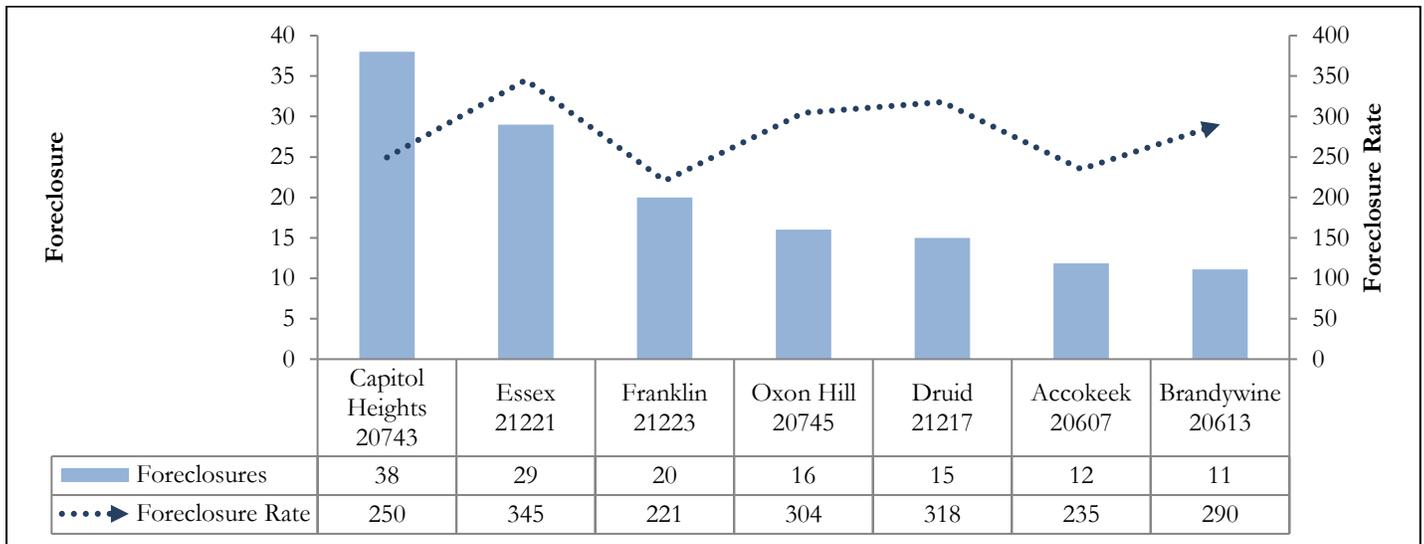
SEVERE FORECLOSURE HOT SPOTS

The severe group includes jurisdictions that posted foreclosure indices above 300. Three jurisdictions with severe foreclosure notices recorded 141 events in seven communities, representing 18.9 percent of foreclosures across all hot spots and 1.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 281 and an average foreclosure index of 372 (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2022

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	29	20.6%	345	345	10,009
Baltimore City	35	24.8%	262	269	9,178
Prince George's	77	54.6%	265	270	20,359
Maryland	141	100.0%	281	372	39,546

CHART 3. PROPERTY FORECLOSURES IN SEVERE HOT SPOTS COMMUNITIES
SECOND QUARTER 2022



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2022

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20743	Capitol Heights	38	250	418
Baltimore	21221	Essex	29	345	302
Baltimore City	21223	Franklin	20	221	473
Prince George's	20745	Oxon Hill	16	304	342
Baltimore City	21217	Druid	15	318	328
Prince George's	20607	Accokeek	12	235	444
Prince George's	20613	Brandywine	11	290	359
All Communities			141	281	372

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

The very high group includes jurisdictions that posted foreclosure indices between 200 and 300. Four jurisdictions with very high foreclosure notices recorded 291 events in 15 communities, representing 40.5 percent of foreclosures across all hot spots and 2.9 percent of foreclosures statewide. This community had an average foreclosure rate of 427 and an average foreclosure index of 244 (Table 3).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2022

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	17	5.7%	508	508	8,409
Baltimore City	84	29.0%	462	460	39,056
Charles	12	4.1%	482	482	5,789
Prince George's	178	61.2%	399	405	70,988
Maryland	291	100.0%	427	244	124,242

CHART 4A. PROPERTY FORECLOSURES IN VERY HIGH HOT SPOTS COMMUNITIES PART 1
SECOND QUARTER 2022

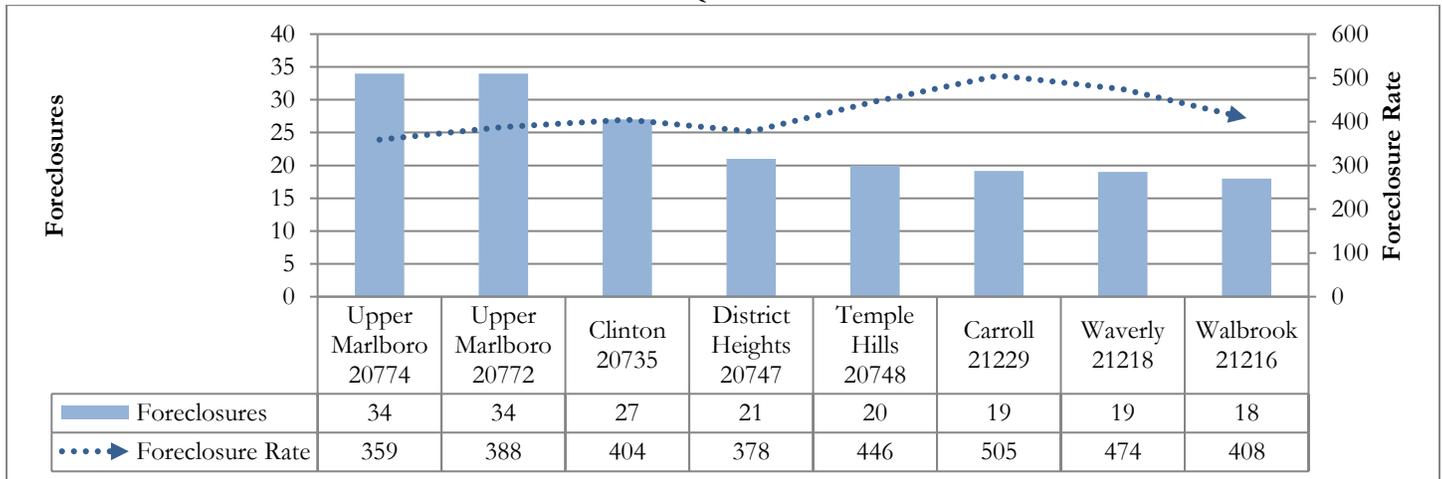
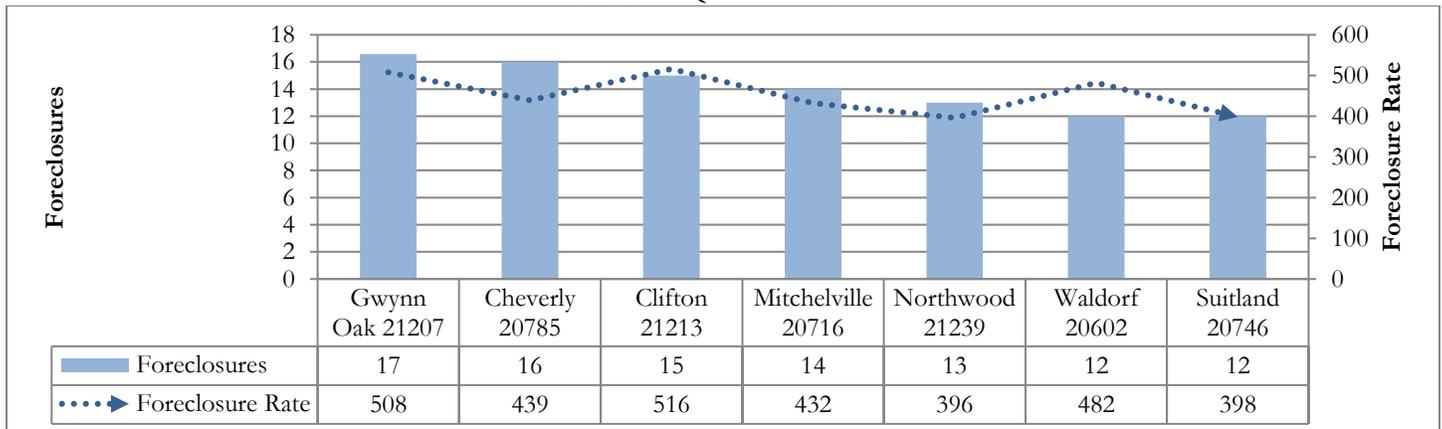


CHART 4B. PROPERTY FORECLOSURES IN VERY HIGH HOT SPOTS COMMUNITIES PART 2
SECOND QUARTER 2022



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2022

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20774	Upper Marlboro	34	359	291
Prince George's	20772	Upper Marlboro	34	388	269
Prince George's	20735	Clinton	27	404	258
Prince George's	20747	District Heights	21	378	276
Prince George's	20748	Temple Hills	20	446	234
Baltimore City	21229	Carroll	19	505	206
Baltimore City	21218	Waverly	19	474	220
Baltimore City	21216	Walbrook	18	408	255
Baltimore	21207	Gwynn Oak	17	508	205
Prince George's	20785	Cheverly	16	439	238
Baltimore City	21213	Clifton	15	516	202
Prince George's	20716	Mitchellville	14	432	242
Baltimore City	21239	Northwood	13	396	263
Charles	20602	Waldorf	12	482	216
Prince George's	20746	Suitland	12	398	262
All Communities			291	427	244

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

The high group includes jurisdictions that posted foreclosure indices between 100 and 200. 6 jurisdictions with high foreclosure notices recorded 231 events in 15 communities, representing 40.5 percent of foreclosures across all hot spots and 2.9 percent of foreclosures statewide. These communities had an average foreclosure rate of 685 and an average foreclosure index of 152 (Table 3).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2022

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	63	27.2%	784	768	49,195
Baltimore City	58	25.2%	612	618	35,719
Cecil	16	6.9%	749	749	11,985
Montgomery	11	4.8%	737	737	8,109
Prince George's	66	28.6%	602	608	39,699
Washington	17	7.4%	805	805	13,686
Maryland	231	100.0%	685	152	158,393

CHART 5A. PROPERTY FORECLOSURES IN HIGH HOT SPOTS COMMUNITIES PART 1
SECOND QUARTER 2022

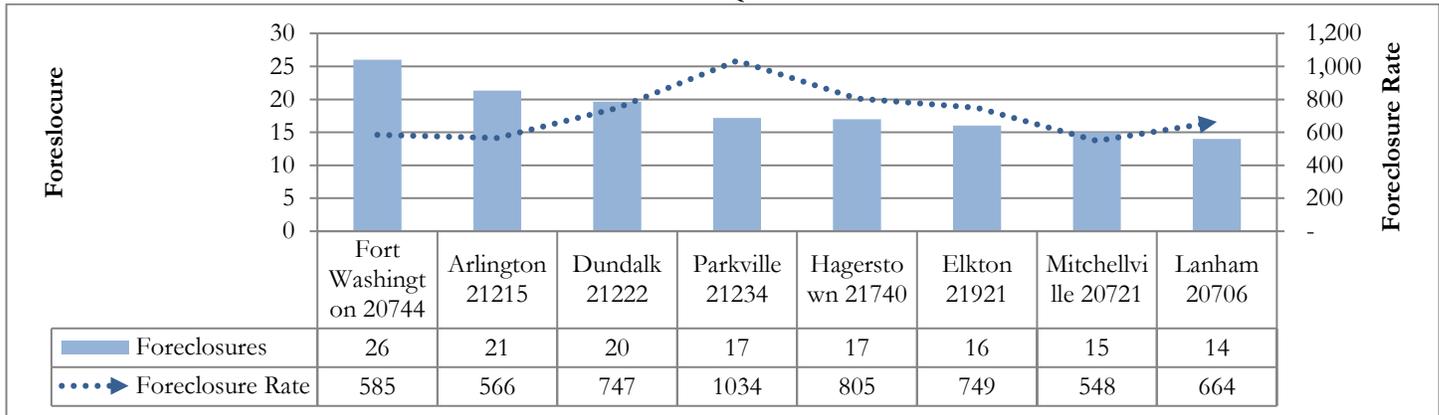


CHART 5B. PROPERTY FORECLOSURES IN HIGH HOT SPOTS COMMUNITIES PART 2
SECOND QUARTER 2022

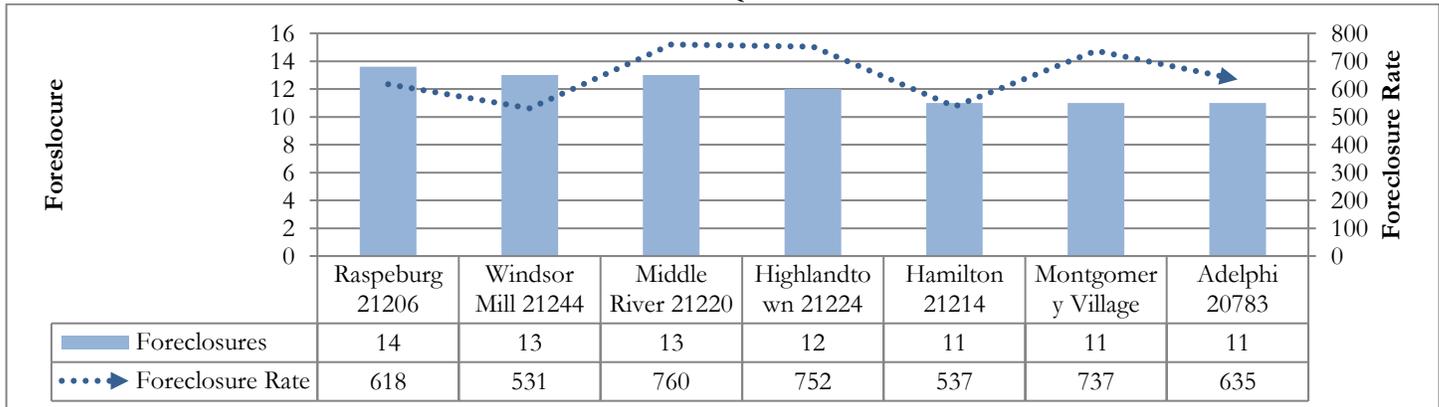


TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2022

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20744	Fort Washington	26	585	178
Baltimore City	21215	Arlington	21	566	184
Baltimore	21222	Dundalk	20	747	139
Baltimore	21234	Parkville	17	1,034	101
Washington	21740	Hagerstown	17	805	130
Cecil	21921	Elkton	16	749	139
Prince George's	20721	Mitchellville	15	548	190
Prince George's	20706	Lanham	14	664	157
Baltimore City	21206	Raspeburg	14	618	169
Baltimore	21244	Windsor Mill	13	531	197
Baltimore	21220	Middle River	13	760	137
Baltimore City	21224	Highlandtown	12	752	139
Baltimore City	21214	Hamilton	11	537	194
Montgomery	20886	Montgomery Village	11	737	141
Prince George's	20783	Adelphi	11	635	164
All Communities			231	685	152

Source: RealtyTrac and DHCD, Housing and Economic Research Office